

# Bluebell

ESTATES



46 Hathaway Court, Esplanade, Rochester, ME1 1QX

£440,000



## About this property.....

This impressive three-bedroom townhouse offers a grand presence across four floors, graced with river views from its rear-facing bedrooms. Nestled within the esteemed riverside development of The Esplanade in Rochester, it epitomises modern living and has the feeling of a New York Townhouse.

Entering through a spacious hallway on the ground floor, you're greeted with practical amenities including a utility room and cloakroom. Ascending to the first floor, a generously proportioned living-dining area awaits, complemented by a terrace for alfresco enjoyment, alongside a contemporary kitchen exuding style and functionality complete with Neff ovens and a wine cooler!

The second floor unveils two double bedrooms served by a modern bathroom. Ascend further to the top floor, where the principal suite reigns supreme, boasting two expansive built-in wardrobes and a luxurious ensuite complete with a walk-in shower.

Externally, the property delights with a secluded southerly facing rear garden, offering a tranquil retreat. Completing the ensemble is a driveway and tandem garage, providing ample parking and storage solutions. This residence harmoniously combines elegance, comfort, and convenience, promising an idyllic lifestyle for discerning occupants.

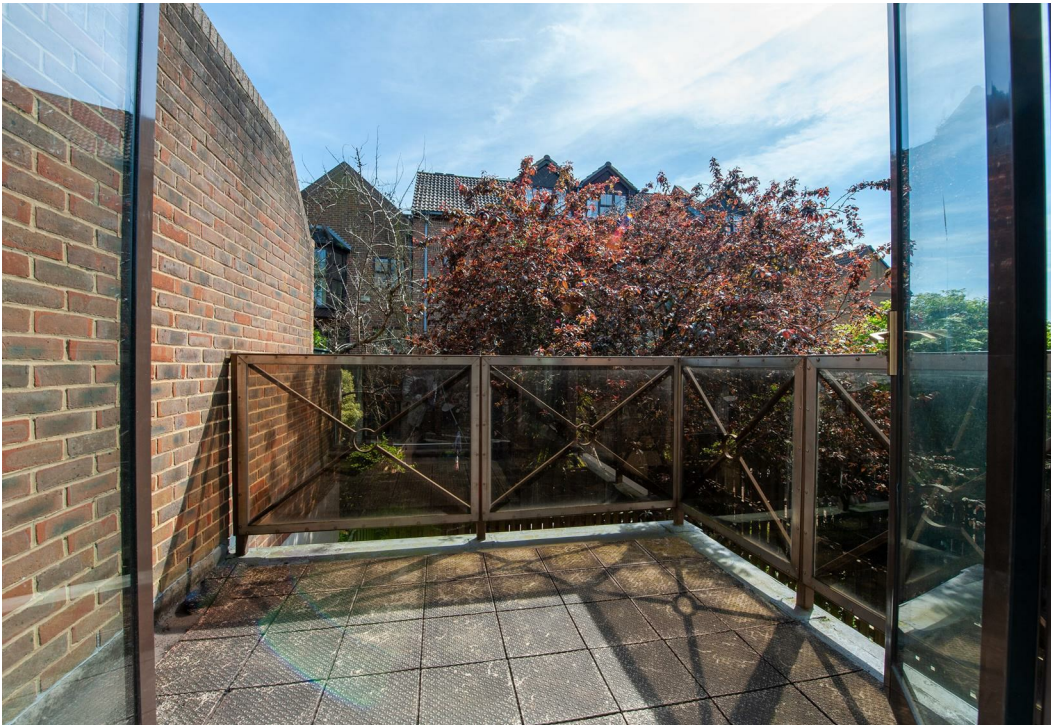
## Situation.....

Nestled along the banks of the picturesque River Medway, The Esplanade in Rochester offers a prestigious address within the historic town of Rochester. Boasting a prime riverside location and excellent transport connections, including Rochester train station with trains to London St Pancras in 36 minutes, London Bridge in 40 minutes and London Cannon Street in 42 minutes respectively, residents enjoy seamless travel for work or leisure. With charming cafes, restaurants, and traditional pubs lining the vibrant High Street, alongside boutique shops and supermarkets, everyday needs are easily met. The town's historic attractions, such as Rochester Castle and Cathedral, offer cultural enrichment, while the nearby Esplanade riverside gardens provides a beautiful green space to unwind in. Families benefit from a selection of reputable schools, including the renowned Kings School around 8 minutes walk away and St Andrews independent around 6 minutes by foot, ensuring quality education options. The Esplanade embodies the perfect blend of comfort, convenience, and natural beauty, offering the perfect lifestyle choice, particularly for those who need easy access to London.

















## What the owner says.....

Elegant three-bedroom townhouse across four floors, boasting river views and a New York Townhouse ambiance.

Situated in The Esplanade, Rochester's esteemed riverside development, epitomising modern living.

Ground floor features a spacious hallway with practical amenities, including a utility room and cloakroom.

Luxurious top-floor principal suite with ensuite, complemented by a secluded southerly facing rear garden, driveway, and tandem garage, promising elegance, comfort, and convenience.

The Esplanade in Rochester offers a prestigious riverside address along the picturesque River Medway, boasting a prime location within the historic town.

0.8 mile walk to Rochester station with trains to London St Pancras in 36 minutes, London Bridge in 40 minutes or London Cannon Street in 42 minutes.



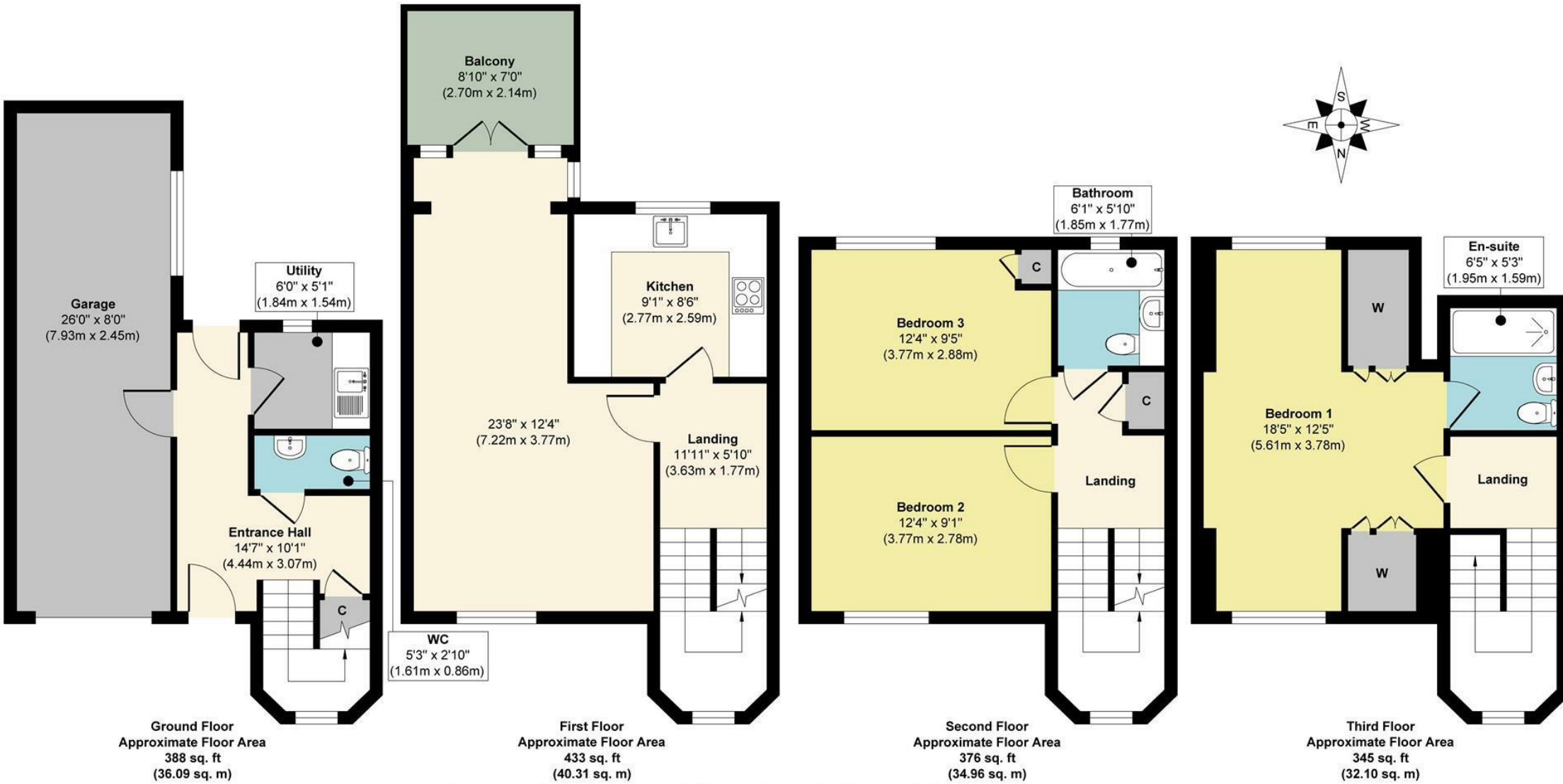
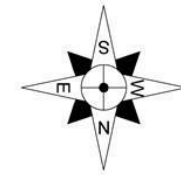








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**Approx. Gross Internal Floor Area 1542 sq. ft / 143.46 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

**Agents Notes**

Floor plans produced for illustrative purposes only. The position and sizes of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. These particulars are produced for information only and do not form part of any contract. The agent has not had sight of any title documents. Fixtures, fittings and services not tested.





